

001.0

Map

0001

Block

0016.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 929,900 /

USE VALUE: 929,900 /

ASSESSed: 929,900 /

Total Card /

Total Parcel

929,900

929,900

929,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

51

-53

THORNDIKE ST, ARLINGTON

Unit #:

Owner 1: PARATORE LILIA & MARIE C/TRS

Owner 2: 51-53 THORNDIKE ST NOMINEE TR

Owner 3:

Street 1: 142 CHILTON ST

Street 2:

Twn/City: BELMONT

St/Prov: MA

Cntry

Own Occ: N

Postal: 02478

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

4002.000

497,800

432,100

929,900

Total Card

0.092

497,800

432,100

929,900

Total Parcel

0.092

497,800

432,100

929,900

Source: Market Adj Cost

Total Value per SQ unit /Card: 382.05

/Parcel: 382.05

Legal Description

User Acct

171

GIS Ref

GIS Ref

Insp Date

08/25/17

!16!

Parcel ID

001.0-0001-0016.0

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

497,800

0

4,002.

432,100

929,900

Year end

12/23/2021

2021

104

FV

474,700

0

4,002.

432,100

906,800

Year End Roll

12/10/2020

2020

104

FV

474,700

0

4,002.

432,000

906,700

906,700

Year End Roll

12/18/2019

2019

104

FV

367,000

0

4,002.

459,100

826,100

826,100

Year End Roll

1/3/2019

2018

104

FV

367,000

0

4,002.

334,800

701,800

701,800

Year End Roll

12/20/2017

2017

104

FV

343,600

0

4,002.

291,600

635,200

635,200

Year End Roll

1/3/2017

2016

104

FV

343,600

0

4,002.

248,400

592,000

592,000

Year End

1/4/2016

2015

104

FV

305,200

0

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243,000

548,200

548,200

Year End Roll

12/11/2014

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

PARATORE LILIA

0809-112

3/20/2018

Convenience

1

No

No

PARATORE LILIA

52587-199

4/16/2009

Family

1

No

No

809-112

1/1/1901

Family

No

No

N

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/14/2011

1122

Re-Roof

8,000

Date

Result

By

Name

8/25/2017

MEAS&NOTICE

HS

Hanne S

4/17/2009

Meas/Inspect

163

PATRIOT

10/15/1999

Inspected

267

PATRIOT

9/20/1999

Mailer Sent

9/20/1999

Measured

163

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

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St/Prov: MA

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Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

4002

Sq. Ft.

Site

0

80.

1.35

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432,050

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Total AC/HA: 0.09187

Total SF/SM: 4002

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Two Family

Prime NB Desc

ARLINGTON

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Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R2

TWO FAMIL

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

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%

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J Code

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Total: 432,100

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Database: AssessPro - ArchiveProArling

aprob

2023

EXTERIOR INFORMATION

Type:	13	- Multi-Garden
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1915	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More:	N																	
Total Yard Items:										Total Special Features:								
Total:										Total:								

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG	- Avg-Good	26.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			26.4	%

CALC SUMMARY

Basic \$ / SQ:	180.00
Size Adj.:	1.08138871
Const Adj.:	0.99980003
Adj \$ / SQ:	194.611
Other Features:	97750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676345
Depreciation:	178555
Depreciated Total:	497790

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 11		BRs: 4		Baths: 2		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

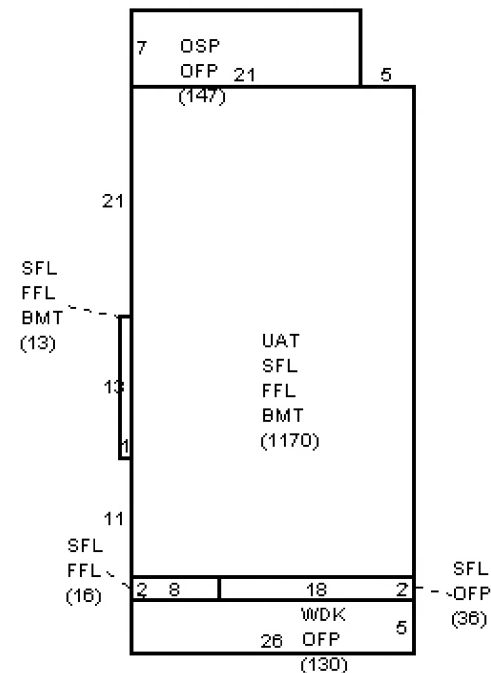
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
96	083.0-0002-0003.0		9/4/1998	279,500
92	004.0-0004-0004.0		3/11/1998	285,000
91	068.0-0002-0011.0		12/1/1998	268,000
91	001.0-0001-0025.0		5/15/1998	283,000
91	005.0-0003-0015.0		8/25/1998	323,000
91	044.0-0006-0005.0		6/26/1998	263,000
WtAv\$/SQ:		AvRate:	92	Ind.Val 291869.9275
Juris. Factor:			Before Depr:	194.61
Special Features: 0			Val/Su Net:	110.62
Final Total: 497800			Val/Su SzAd	204.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	Second Floor	1,235	194.610	240,345	
FFL	First Floor	1,199	194.610	233,339	
BMT	Basement	1,183	58.380	69,067	
OFP	Open Porch	313	21.770	6,813	
UAT	Upper Attic	293	77.840	22,769	
OSP	Screen Porch	147	30.490	4,482	
WDK	Deck	130	13.690	1,780	
Net Sketched Area:		4,500	Total:	578,595	
Size Ad	2434	Gross Area	5377	FinArea	2434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc.